

Architecture/  
Planning/  
Landscape  
Architecture

## PROJECT NARRATIVE

### Monarch Resort

T&A Project #01-3008-02

May 6, 2003



The proposed Monarch Resort project is an expansion and renovation of the existing Radisson Resort at 7171 N. Scottsdale Road. Major renovations are planned for the existing lobby, restaurant and pub approximately 23,514 SF and additions to the conference facilities. The existing zoning is R-4R Resort Hotel use and no change in zoning or variances are being requested.

Vertical expansion of the lobby area includes a mezzanine level for executive offices over the existing office area, 4,275 SF, and a second floor extending over the entire first floor lobby, 22,877 SF. The second floor expansion will be for conference dining, Sunday brunches, private dining, and an Italian theme restaurant called Tiberios.

The first floor renovations include a large rotunda and atrium open to the second floor and to a new cupola with clerestory windows to brighten the space during daylight hours. A pub (Wellington's) is planned for the pool side of the lobby with an outdoor patio overlooking the courtyard and pool. Stillman's Lounge is to the east of the centrally located rotunda and offers a comfortable alternative to Wellington's in a quiet setting just adjacent to the lobby.

At the second floor, the atrium is the center piece located between Tiberios Restaurant and conference dining. Tiberios is on the east side of the second floor with views looking east and northeast toward the McDowell Mountains and over the golf course. Tiberios also will have an outdoor covered balcony overlooking the pool area. Conference dining is on the west side of the atrium with views of Camelback Mountain.

Expansion of the conference facilities include a 10,000 SF meeting room, a 4,800 SF meeting room, a presentation conference space, two small boardroom meeting rooms and support spaces totaling approximately 40,000 SF.

The architectural style for the exterior face lift of the existing building and new addition is proposed to be contemporary with simple clean lines. The masses are broken by setting the second floor back from the first, recessed entry, a new contemporary porte-cochere and large overhang at the second floor all helping to create depth in the exterior elevations with shade and shadow.

The existing walls are proposed to be a stucco finish with a medium sand texture. Color is proposed to be light beige or sand color. Windows at the lobby and second floor are proposed to be a dark tint butt glazed mullionless system.

**ATTACHMENT #1**

**89-DR-1999#2**

5/21/2003

## **PROJECT NARRATIVE (01-3008-02)**

May 6, 2003

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The conference addition will have the same stucco finish and color as the front of the hotel. To provide some contrast and reduced scale of the large conference walls, a covered colonnade is proposed around the north east and south sides of the new conference addition.

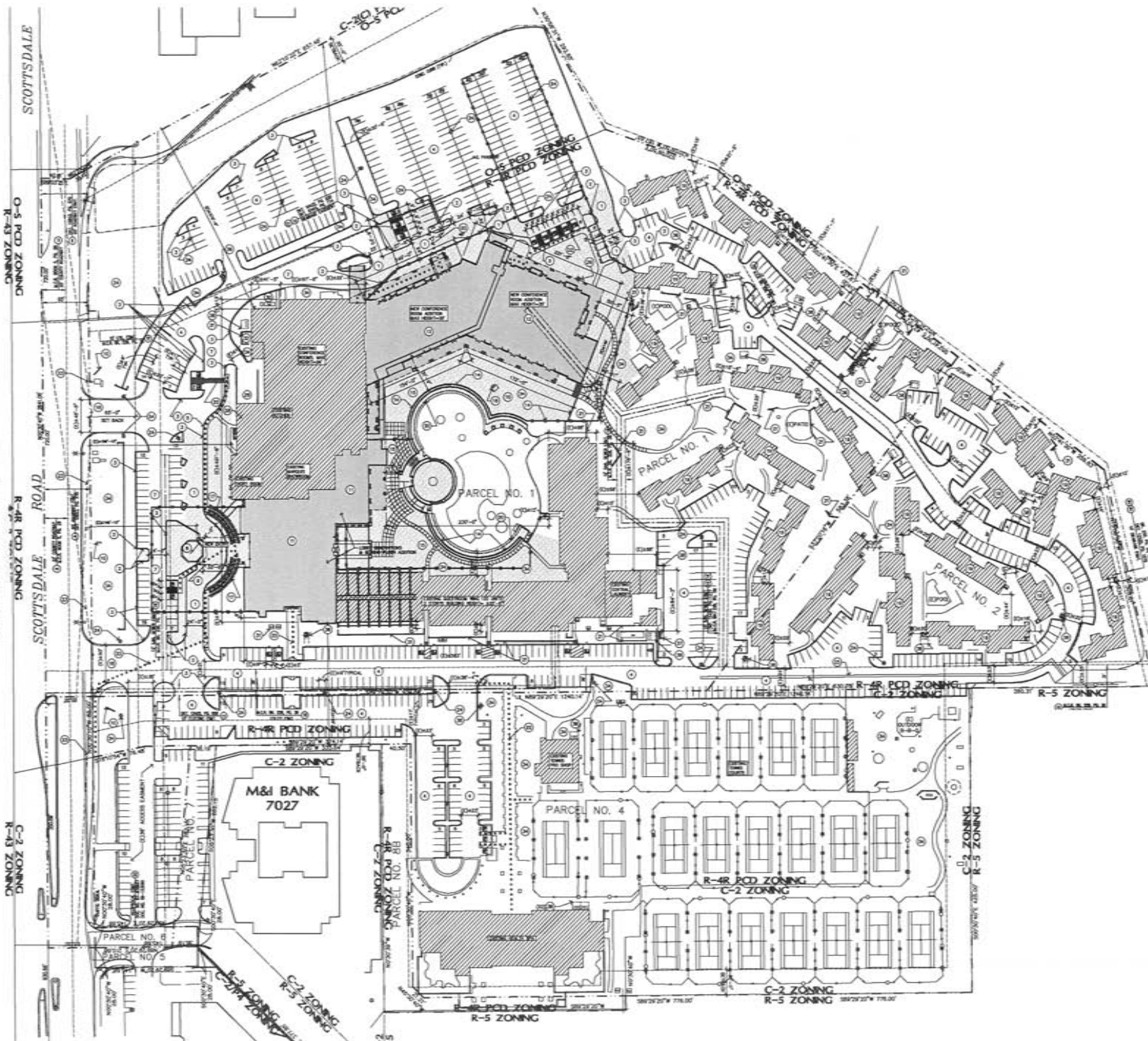
The same custom pre-cast columns will be used at the front entry flanking either side of the porte-cochere. Landscaping will be provided at the entry extending out to the north and south along the west facing walls to soften the edge at the ground and to add color and contrast. New landscaping will also be planted around the perimeter of the new conference addition and extending into the courtyard and pool area.

A new water feature is planned to replace the existing water feature at the center roundabout at the front porte-cochere.

The existing Radisson Hotel was built in the mid 1970's. The new owners intend to reinvigorate this site by returning the resort to a jewel within the central part of the City.

Their goal is to attract conference business nationally and globally to this resort property by elevating the status of the resort to a five star rated resort and conference hotel.

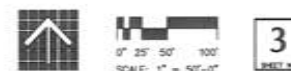
# ATTACHMENT #6



- ## KEYNOTES
1. NEW AC PAVING, SEE CIVIL PLANS
  2. NEW CONCRETE CURB
  3. EXISTING CONCRETE CURB TO REMAIN
  4. EXISTING PAVING & PAVING LAYOUT TO REMAIN
  5. CUT EXISTING AC PAVEMENT BACK TO NEW CURB LINE
  6. EXISTING LIGHT FIXTURE
  7. EXISTING AC PAVING TO REMAIN
  8. NEW WATER FEATURE
  9. NEW PORTS-COORDINATE, "1/2" CLEAR HEIGHT BELOW
  10. RADSON MONUMENT SIGN
  11. FIRST FLOOR LOBBY RENOVATIONS & SECOND FLOOR DINING ADDITIONS
  12. NEW CONFERENCE FACILITY ADDITION
  13. EXISTING SWIMMING POOL & SPA DECK TO REMAIN, APPROXIMATELY 17' BELOW LOBBY FIRST FLOOR
  14. NEW RETAINING WALL
  15. GRASS TO BE MOWED IN THIS AREA
  16. EXISTING AREA STORM WATER DRAIN
  17. NEW ENTRY ARCADE FEATURE
  18. EXISTING DRIVEWAY TO REMAIN
  19. EXISTING CASTING
  20. POOL FENCE
  21. EXISTING SCREEN WALL
  22. ACCESSIBLE ROUTE
  23. SIGN DISTANCE TRIANGLE FOR FIGURE 23-13
  24. EXISTING LIGHT POLE
  25. EXISTING CONCRETE DRAINAGE DRAIN
  26. EXISTING LOADING DOCK, "W" & "J"
  27. EXISTING PORTS-COORDINATE AT NORTH CONFERENCE ENTRANCE TO REMAIN AND RECEIVE NEW PAVEMENT TO MATCH EXISTING, "CLEAR HEIGHT"
  28. EXISTING TRASH COMPACTOR, "C"
  29. EXISTING FIRE HYDRANT TO BE RELOCATED
  30. EXISTING ELECTRICAL SERVICE CABINETS, 3 AT "W" & "J" & "N"
  31. EXISTING ELECTRICAL SERVICE CABINETS, 2 AT "W" & "J" & "N"
  32. EXISTING MECHANICAL YARD
  33. CONCRETE PAVING
  34. EXISTING LANDSCAPE AREA
  35. PROPOSED NEW LANDSCAPE AREA
  36. EXISTING FIRE HYDRANT
  37. EXISTING SIDE BACK TO REMAIN (4 SPACES)
  38. NEW SIDE BACK FOR CITY OF SCOTTSDALE STANDARD SETBACK (4 LOTS, 8 SIDE SPACES)

- ## SYMBOLS
- NEW SITE IMPROVEMENTS
  - NEW BUILDING CONSTRUCTION
  - EXISTING BUILDINGS
  - FIRE HYDRANT
  - ACCESSIBLE PARKING SPACE
  - ACCESSIBLE ROUTE
  - INDICATED EXISTING
  - INDICATED EXISTING ELECTRICAL CABINET

## PROPOSED PARTIAL SITE PLAN



MONARCH RESORT & SPA  
701 N SCOTTSDALE RD.  
SCOTTSDALE, ARIZONA

MONARCH INTERNATIONAL  
7373 N SCOTTSDALE RD, SUITE 248  
SCOTTSDALE, ARIZONA 85255

DEVELOPMENT REVIEW BOARD

Architects/Planners/Landscape Architects  
400 North 14th Street • Phoenix, Arizona 85004 • (602) 495-0000 • FAX (602) 495-0000  
JAN 10 10:00 AM 2006



SCOTTSDALE ROAD  
(65' Half R.O.W.)

## GENERAL LANDSCAPE NOTES

- PROPOSED LANDSCAPE IMPROVEMENTS FOR THIS PLAN IS A RENOVATION TO THE EXISTING RESORT.
- EXISTING TREES AND PLANT MATERIALS SHALL REMAIN AS INDICATED.
- EXISTING TREES AND PLANT MATERIALS ARE INTENDED TO BE SALVAGED AND UTILIZED ON-SITE AS CONSTRUCTION ALLOWED.
- PROPOSED TURF IS TO REPLACE APPROXIMATE EXISTING TURF LOCATIONS WITH REGRASS FOR NEW CONSTRUCTION.
- ALL NEW AND EXISTING LANDSCAPE SHALL BE IRRIGATED WITH A FULLY AUTOMATED IRRIGATION SYSTEM.

## EXISTING SALVAGE/PRESERVE LEGEND

- P PRESERVE IN PLACE  
S SALVAGE AND RELOCATE  
FROM ON-SITE TO LOCATION INDICATED

## PLANT LIST

TREE SYMBOL	BOTANICAL NAME	COMMON NAME	QUAN	SIZE	NOTES
1	BALANITA VIREGATA 'CANDOR'	WHITE ORCHID TREE	8	24" HIG	MULTI
2	DIODORUM PENSILV	FIELD BIRCH	41	24" HIG	MULTI
3	PODUS VITIF	INDIAN LAUREL F.C.	13	24" HIG	MULTI
4	JACARANDA MIMOPOLIA	JACARANDA	13	24" HIG	MULTI
5	PIRIBOLLOBIUM FULCIGLOR	TEXAS CEDAR	3	36" SALVAGE	
6	SOPHORA SECUNDIFOLIA	LEGEND REDOGB JEAN	8	24" HIG	SIG

EXISTING PLANT MATERIALS TO REMAIN  
LABELED ON PLAN

## PALM SYMBOL

1	PHALACSTYLUM HEMISPHERICUM	QUEEN PALM	27	24" HIG	
2	CHAMBERLAIN'S HUMULUS	WEDDING PALM	15	24" HIG	
3	PHOENIX DACTYLIFERA	DATE PALM	12	16 TO 18 FT.	5/11 SALVAGE
4	PHOENIX REGENY	SPYGLASS DATE PALM	13	10 CAL.	

## SHRUB SYMBOL

1	CONVOLVULUS COLOREUM	BUSH MORNING GLORY	36	3 CAL.	
2	DAHLIA SP.	DESERT SPOON	81	3 CAL.	
3	ERIVORHILA AGGLOMERATA	EXETER LOG BUSH	29	3 CAL.	
4	QUARTA LINDENHUT	DESERT DROG	156	1 CAL.	
5	HEPHERALDE PARVIFLORA	RED YUCCA	113	3 CAL.	
6	YERBOSUS ROSA-SINENSIS	Y-BROSUS	45	3 CAL.	
7	LANTANA MONTEVIDEOS	TRAILING PURPLE LANTANA	70	1 CAL.	
8	LANTANA NEW COOT	YELLOW LANTANA	428	1 CAL.	
9	WALPONA GIBBERA NON-DUTAT	SPRINKLES CHERRY	60	3 CAL.	
10	NEURUM OLIVACEA	GRAY CLEANDER	22	3 CAL.	
11	PIRIBOLLOBIUM FULCIGLOR	TEXAS CEDAR	285	1 CAL.	
12	RELLUR BRITANNICA	WILLOW BARK BELLITA	341	3 CAL.	

## GROUNDCOVER/SWISS

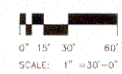
1	HEDELLA TRILOBATA	YELLOW DOT	166	1 CAL.	
2	BOGARDWELLA TANGARUA	BOGARDWELLA	20	3 CAL.	
3	BOGARDWELLA TANGARUA	BOGARDWELLA	17	3 CAL.	
4	BOGARDWELLA TANGARUA	BOGARDWELLA	2	3 CAL.	
5	BOGARDWELLA TANGARUA	BOGARDWELLA	27,000 SF	300	

INDICATES PLANT MATERIALS NOT ON THE  
APPROX LOW AREA USE LIST

NOT GRAPHICALLY INDICATED ON PLANS, TO BE  
SHOWN ON FINAL LANDSCAPE PLANS (SUBMITTAL)  
ALIVE SPP. REGULARLY

## WATER INTENSIVE LANDSCAPE CALCULATION

NET SITE AREA	1,888,422 SF
BASE ALLOWANCE	9,000 SF @ 100% = 900,000 SF
CALCULATION	1,888,422 SF - 9,000 SF = 1,879,422 SF REMAINDER
	1,879,422 SF @ 0.5% = 93,971 SF
	100,000 SF - 93,971 SF = 6,029 SF
Total Water Intensive Landscape/Turf Area Allowed	180,064 SF (1867 AG)
Total Water Intensive Landscape/Turf Area Provided	634,679 SF (6457 AG)
* BASED UPON ENTIRE PROPERTY ACREAGE	

PROPOSED  
LANDSCAPE PLAN

MONARCH RESORT & SPA  
7171 N SCOTTSDALE RD.  
SCOTTSDALE, ARIZONA

MONARCH INTERNATIONAL  
7373 N SCOTTSDALE RD, SUITE 245  
SCOTTSDALE, ARIZONA 85253

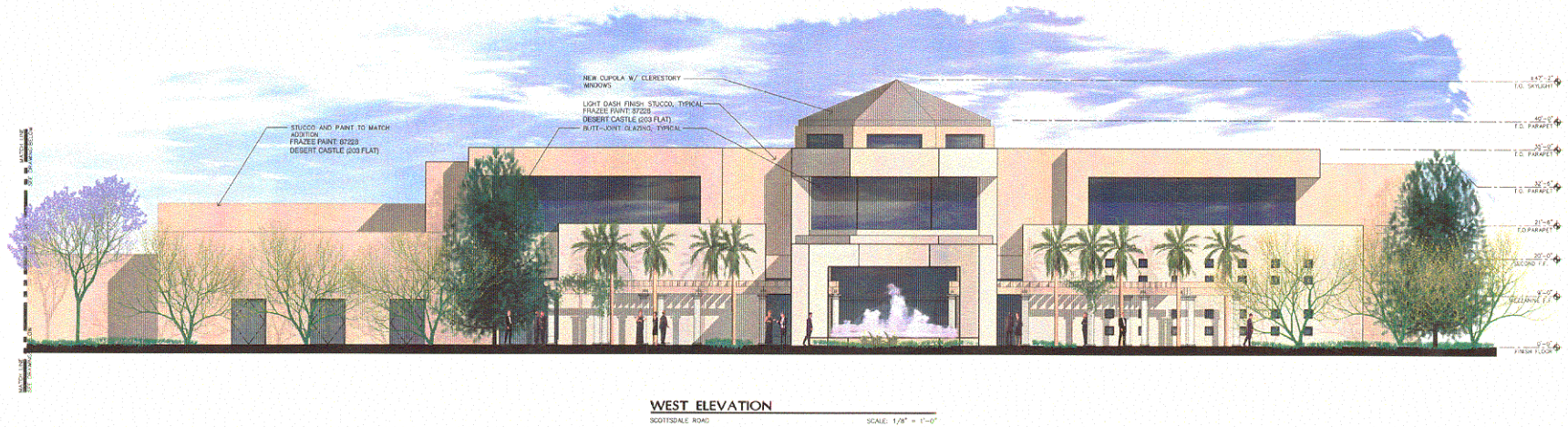
DESIGN REVIEW SUBMITTAL

Architecture/Planning/Landscape Architecture  
4855 North 48th Street • Phoenix, Arizona 85018 • (602) 962-3000 • FAX (602) 962-3000  
July 01-2008 02 Scale: 1/8" = 1'-0" (Submitted: 01-11)

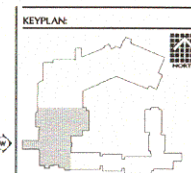


CASE #125-PA-2003





**BUILDING ELEVATIONS**  
LOBBY AREA SCALE: 1/8"=1'-0"



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7171 N SCOTTSDALE RD.  
SCOTTSDALE, ARIZONA

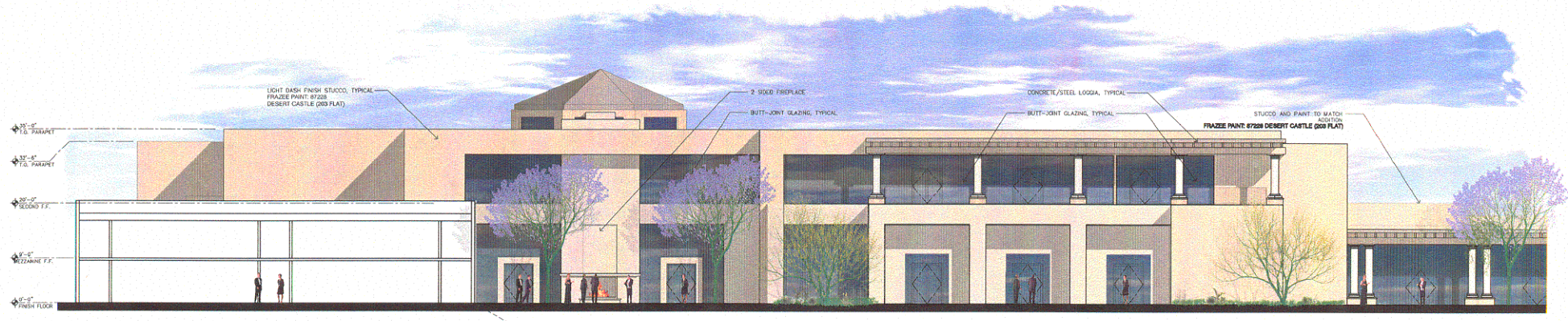
**MONARCH INTERNATIONAL**  
7373 N SCOTTSDALE RD. SUITE 245  
SCOTTSDALE, ARIZONA 85253

DEVELOPMENT REVIEW BOARD

Architecture/Planning/Landscape Architecture  
800 West 40th Street Phoenix, Arizona 85008 (602) 962-1000 FAX (602) 962-4000  
JULY 11, 2008-02 DATE 05-18-08 DRAWING PREPARED BY FOR DISTRIBUTION

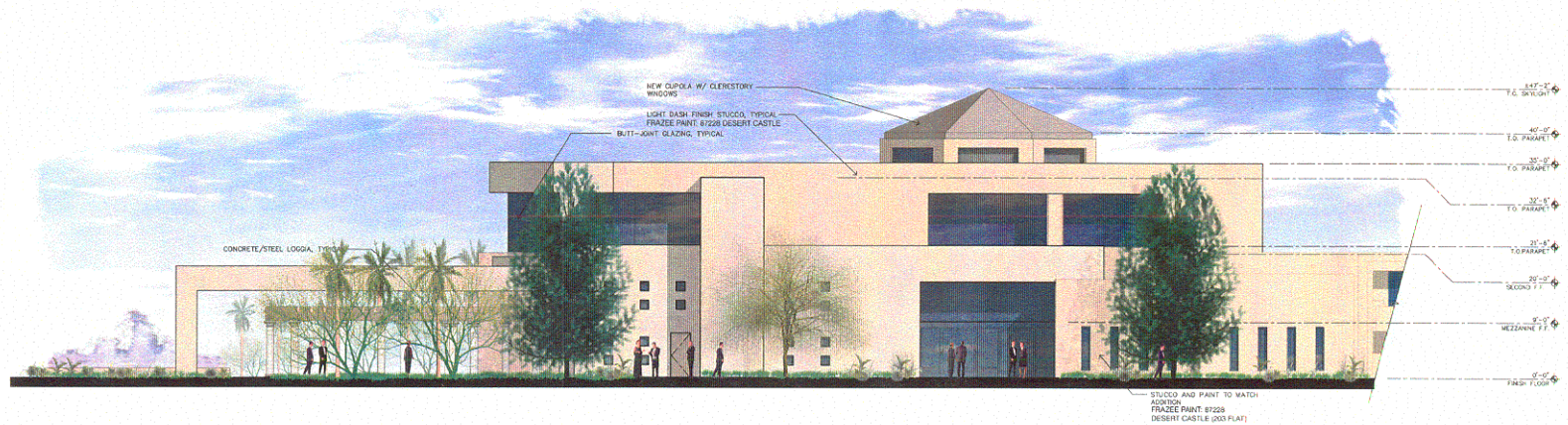






EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

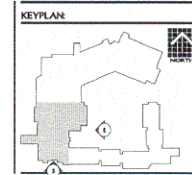
SCALE: 1/8" = 1'-0"

9

SHEET NO.

BUILDING ELEVATIONS

LOBBY AREA SCALE: 1/8" = 1'-0"



MONARCH RESORT & SPA  
7171 N SCOTTSDALE RD.  
SCOTTSDALE, ARIZONA

MONARCH INTERNATIONAL  
7373 N SCOTTSDALE RD. SUITE 245  
SCOTTSDALE, ARIZONA 85253

DEVELOPMENT REVIEW BOARD

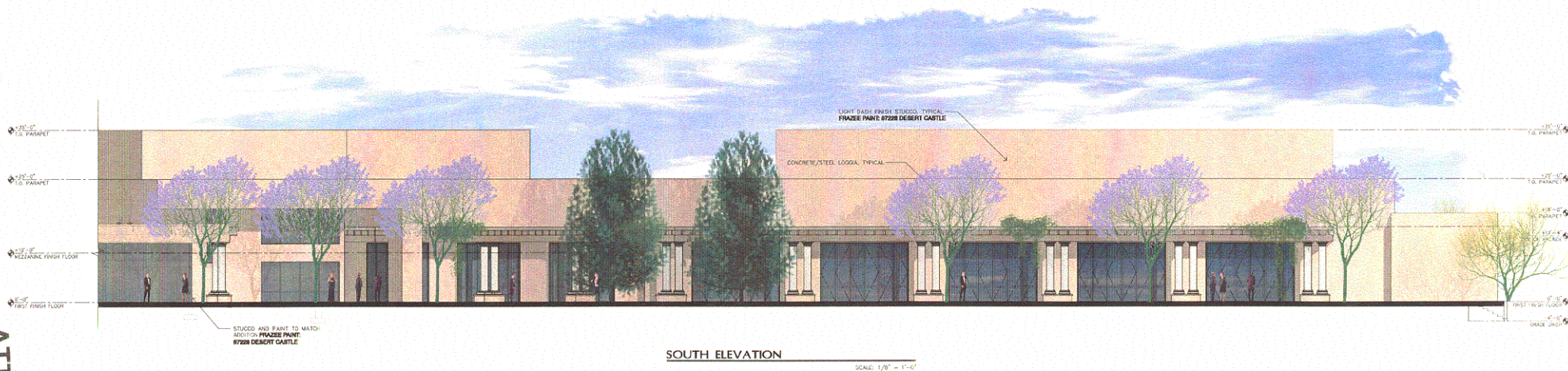
Architecture/Planning/Landscape Architecture  
400 S. 10th Street • Phoenix, Arizona 85003 • (602) 944-0000 • FAX (602) 944-0000  
April 11, 2008-08 Date: 05-19-08 Revision: Preliminary for Construction





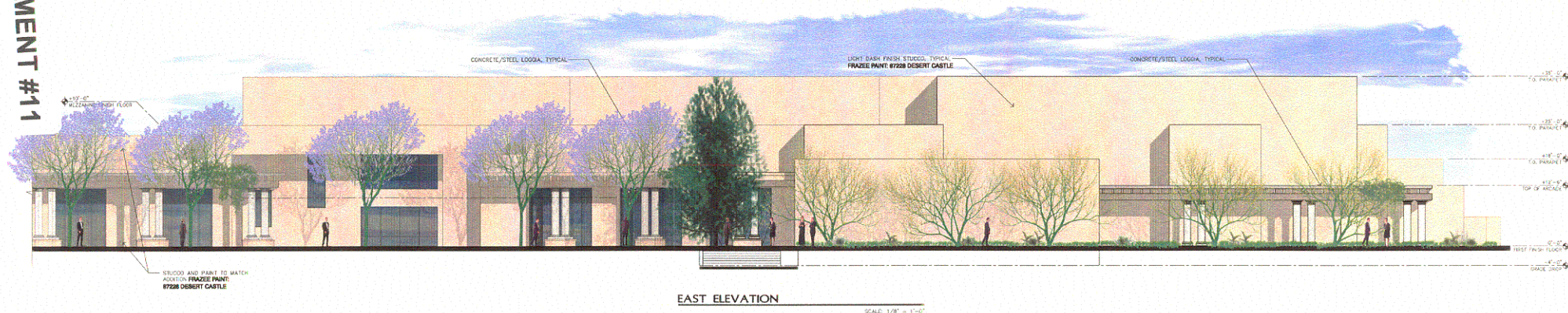






SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

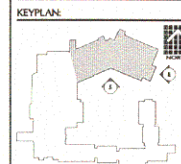
SCALE: 1/8" = 1'-0"

7

SHEET NO.

BUILDING ELEVATIONS

CONFERENCE AREA SCALE: 1/8" = 1'-0"



MONARCH RESORT & SPA  
7171 N. SCOTTSDALE RD.  
SCOTTSDALE, ARIZONA

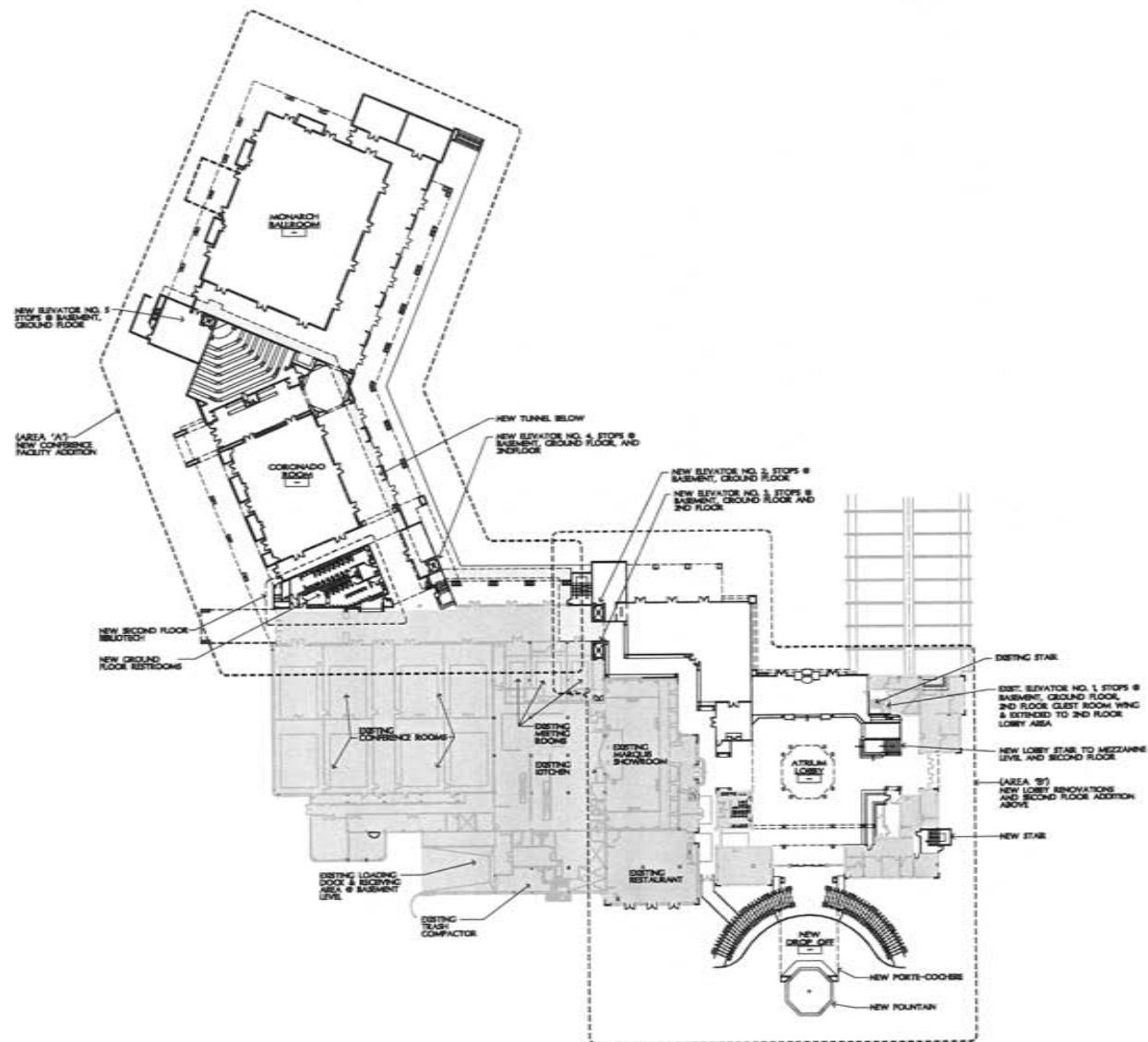
MONARCH INTERNATIONAL  
7373 N. SCOTTSDALE RD., SUITE 245  
SCOTTSDALE, ARIZONA 85253

DEVELOPMENT REVIEW BOARD

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JAF 11-0000-02 Date: 05-18-07 Version: Preliminary Not For Construction







SYMBOLS	
	EXISTING BUILDING TO REMAIN
LEGEND	
ROOM NAME / NUMBER DESCRIPTION	
ROOM NAME	ROOM NAME
LAST TWO DIGITS	LAST TWO DIGITS
FLOOR LEVEL	FLOOR LEVEL
1 = BASEMENT	1 = BASEMENT
2 = TUNNEL	2 = TUNNEL
3 = FIRST FLOOR	3 = FIRST FLOOR
4 = MEZZA LEVEL	4 = MEZZA LEVEL
5 = SECOND FLOOR	5 = SECOND FLOOR
6 = TUNNEL	6 = TUNNEL
FIRST LETTER	FIRST LETTER
C = CONFERENCE	C = CONFERENCE
L = LOBBY	L = LOBBY
DD = EXISTING	DD = EXISTING

# OVERALL FIRST FLOOR CONSTRUCTION

LOBBY FIRST FLOOR AREA & CONFERENCE SCALE: 1" = 30'-0"



MONARCH RESORT & SPA  
7101 N SCOTTSDALE RD.  
SCOTTSDALE, ARIZONA

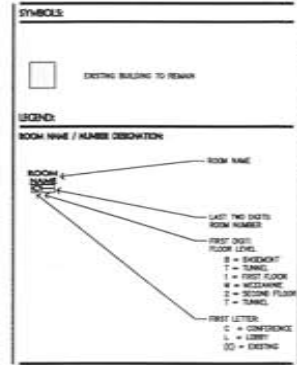
MONARCH INTERNATIONAL  
7273 N SCOTTSDALE RD. SUITE 243  
SCOTTSDALE, ARIZONA 85253

DEVELOPMENT REVIEW BOARD

Architects/Planners/Landscape Architects

800 345-1000 • 480 450-1000 • 480 450-1000 • 480 450-1000  
480 450-1000 • 480 450-1000 • 480 450-1000 • 480 450-1000





## LOBBY SECOND FLOOR AREA &amp; CONFERENCE MEETINGS: 1" = 30'-0"



MONARCH INTERNATIONAL  
7373 N. SCOTTSDALE RD. SUITE 243  
SCOTTSDALE, ARIZONA 85253

**Toeld**  
Alderman

Architecture/Planning/Landscape Architecture  
 605 North 4th Street • St. Paul, MN 55402 • (612) 592-0001 • FAX (612) 592-0001  
 July 15-2023-02 Date 10-10-02 Version Preliminary Not For Construction